



## Warwick Crescent, Little Venice, W2 £425,000 Subject to contract

Ideally located near to Warwick Avenue station we are delighted to offer a one bedroom apartment situated on the ground floor of a sought after block with communal gardens. Presented in good condition throughout, the apartment boasts a bright reception room with direct access to a private patio which leads onto the well maintained communal gardens, a fully fitted open plan kitchen, double bedroom with a fitted wardrobe and a family bathroom. The apartment is very well located directly opposite Regents Canal and moments from numerous amenities, cafe's and bars, whilst being within easy reach of the shops and fashionable cafes of Clifton Road. Situated moments from Warwick Avenue Underground (Bakerloo Line) and numerous buses including Warwick Avenue (Stop H - 6, 46, 187 and 414 to Park Royal, Willesden, Lancaster Gate and Maida Vale. Please note this flat is currently tenanted and immediate vacant possession may not be available.



# Warwick Crescent

Approx. Gross Internal Area 379 sq ft / 35.2 sq m



## Lower Ground Floor

For illustration purposes only - not to scale

## Property Overview

|                     |                            |
|---------------------|----------------------------|
| Location            | Little Venice, W2          |
| Price               | Asking Price £425,000      |
| Bedrooms            | 1                          |
| Bathrooms           | 1                          |
| Receptions          | 1                          |
| Tenure              | Leasehold                  |
| Council             | Westminster                |
| Tax Band            | C                          |
| Current Ground Rent | Approx £10 per annum       |
| Service Charge      | Approx £360 per annum      |
| Term                | Approx 177 years remaining |

## Key Features

- One Bedroom
- Private Entrance
- Open Plan Kitchen
- Chain Free
- Private Patio
- Communal Gardens
- Opposite Regents Canal
- Wooden Floors



## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>74</b> | <b>78</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

